

BENGALURU METROPOLITAN TRANSPORT CORPORATION

Pre-Bid Queries Response of the Authority

Request for Proposal – Selection of Transaction Advisor for Asset Monetization of Several Assets of BMTC in and around Bengaluru
Tender No. BMTC/2026-27/SEI241 | Pre-Bid Meeting - 12.05.2026

S. No.	Reference	Clause	Query / Requested Amendment	Response of Authority
1.	Page 5, Clause 2.2 - Eligible Bidders	Clause 2.2.2 - Declaration of ineligibility / blacklisting.	Existing Clause: "Bidders shall not be under a declaration of ineligibility or blacklisted for corrupt and fraudulent practices issued by Government of Karnataka and/or any Government Agency/Institution/Board/etc. in India. Else the Bidder's response to the Tender will be considered as non-responsive and disqualified." Applicant Query: Kindly clarify whether ongoing legal proceedings/trials – in respect of which no declaration of ineligibility or blacklisting has been issued – shall affect the Bidder's eligibility. Bidder also requests inclusion of "in the past or present" and clarity on ongoing proceedings.	The provisions of RFP is clear. No Change, As per RFP Conditions.
2.	Page 24, Clause 3.2 - Pre-Qualification Criteria	Clause 3.2, S. No. 3 - Experience with Transaction Advisory Services.	Existing Clause: Lead Bidder should have undertaken at least two feasibility studies/DPRs in Transport Infrastructure projects costing not less than Rs. 200.00 Crores in India in the last 10 years; sub-consultancy experience is excluded; incomplete assignments are excluded. Applicant Query: (i) Authority is requested to consider sub-consultancy experience for eligible DPR/feasibility study assignments, given the significant technical responsibilities undertaken by sub-consultants. (ii) Authority is requested to accept a CA Certificate alongside the Work Order/Contract/Agreement in cases where Completion	No Change, As per RFP Conditions.

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3.	Page 24, Clause 3.2 - Pre-Qualification Criteria	Clause 3.2, S. No. 3 - "Transport Infrastructure Projects".	Certificates are not available, as is permitted by several Karnataka departments and in recent IDD empanelment. Existing Clause: Eligibility experience refers to "Transport Infrastructure projects". Applicant Query: Whether the current project is intended to be developed as a transport project, or whether real estate / commercial / office development is also permissible from an asset-monetisation standpoint. Bidder requests broadening the criterion from "Transport Infrastructure Projects" to "any Infrastructure Projects" to enable wider participation.	No Change, As per RfP Conditions.
4.	Page 25, Clause 3.3 - Technical Evaluation Criteria	Clause 3.3 / Key Staff Table - "Legal Expert" (S. No. 8 of Key Staff).	Applicant Query: Kindly consider permitting deployment of an outsourced/retained Legal Expert with relevant sector-specific experience, in lieu of an in-house full-time Legal Expert, for the Legal Expert position.	Outsourced / Retained Legal Expert with relevant sector-specific experience is allowed subject to minimum period of deployment as per the table provided at Data Sheet Clause 3.3.1
5.	Page 25, Clause 3.3.1 - Qualification Marks	Clause 3.3.1 - S. No. 3 "Experience in region & language - 10%".	Applicant Query: Authority is requested to remove the 10% weightage on "Experience in region & language", as this is perceived to restrict the deployment of the most technically competent Key Personnel for the assignment.	No Change, As per RfP Conditions.
6.	Page 29, Section 4 - Terms of Reference	Clause 3 of Section 4 - Location of the proposed site.	Applicant Query: Kindly clarify in respect of Site 1 (Hancharahalli - 13 Acres 39 Guntas) and Site 2 (Dombarahalli - 5 Acres 27 Guntas):	Site-specific information regarding existing structures and utilities shall be shared at the kick-off stage with the selected Transaction Advisor; Bidders are

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			i. Whether the land is owned by BMTC. ii. Whether the project concept has already been decided by the Authority; if so, whether in-principle approval has been obtained from IDD or SLSWA Committee. iii. Whether the approximate project cost has been estimated; if so, kindly share the details. iv. Status of the project site(s) – vacant or built-up; existence of infrastructure, buildings, utilities or other structures. v. Location coordinates of the project site(s) may kindly be shared for reference during the bidding stage.	advised to undertake a site visit during the bid preparation period in coordination with the Authority's Point of Contact.
7.	Page 31, Section 4 – Scope of Work	Clause 5.3.1(e) Topographical & Site Surveys; Clause 5.3.1(f) Traffic, Transport & Inter-modality Assessment; Clause 5.3.1(g) Preliminary Design & Zoning Concepts.	Applicant Query: i. Please clarify whether AutoCAD files/drawings relating to available surveys shall be shared with the selected Consultant. ii. Whether only the surveys specifically listed in the RFP are within the scope of work, or whether additional surveys are envisaged. iii. Whether the engagement / on-boarding of specialised experts for specific components of the scope of work is permitted under the RFP conditions.	i. Prior survey data available with BMTC for the identified sites shall be shared with the selected Transaction Advisor on a best-effort basis upon execution of the Service Provider Agreement. ii. Surveys necessary to deliver the deliverables specified therein form part of the Transaction Advisor's scope; surveys beyond this scope, if expressly required by the Authority during execution, shall be addressed through the variation mechanism in the Draft Agreement. (iii) The provisions of RFP are clear.
8.	Clause 2.8.3 – Restrictions on	Clause 2.8.3 (read with the	Note by Bidder: The RFP is limited to Transaction Advisors empanelled under IDD Notification No. IDD 94 ITS 2022	The provisions of RFP are clear. Please refer to S No. 14 of Data Sheet.

S. No.	Reference	Clause	Query / Requested Amendment	Response of Authority
	Public Procurement	Letter of Invitation at Section 1).	dated 01.06.2023 under Category A for Transport and Logistics. Consortium is also stated to be allowed. Applicant Query: Kindly clarify whether all members of the Consortium are required to be IDD-empanelled (Category A, Transport and Logistics), or whether the Lead Bidder alone is required to be IDD-empanelled and the Associate Member(s) may be entities outside the IDD empanelled list.	No Change, As per RfP Conditions.
9.	Page 31, Clause 5.3.1(e) – Detailed Scope of Work for TA Services	Clause 5.3.1(e) - Topographical and Site Surveys.	Existing Clause: The Transaction Advisor shall conduct total station surveys or drone mapping; map physical features of the site such as buildings, roads, parking areas, utilities, and potential areas of concern. Applicant Query: As the primary objective of the project is the monetisation of BMTC's assets, and the selected Developer will, in any event, be required to undertake all necessary detailed surveys prior to commencement of works, it is suggested that the activity at Clause 5.3.1(e) be excluded from the Transaction Advisor's scope to avoid duplication of effort.	No Change, As per RfP Conditions.
10.	Page 32, Clause 5.3.1(i) and (j) – Detailed Scope of Work for TA Services	Clause 5.3.1(i) High-level Review of Environmental Considerations; Clause 5.3.1(j) High-level Social Impact	Existing Clause: The TA shall undertake a high-level review of environmental considerations and a high-level social impact study. Applicant Query: Environmental Considerations and Social Impact Study are undertaken by registered consultants with valid accreditation. This activity is beyond the scope of the Transaction Advisor and should not be part of the	No Change, As per RfP Conditions.

S. No.	Reference	Clause	Query / Requested Amendment	Response of Authority
		Study.	Transaction Advisor's scope of work.	
	Page 24, Clause 3.3.1 - Qualification Marks; and Page 51, Form 5G - CV Format (Kannada language proficiency).	Clause 3.3.1 (S. No. 3 - Experience in region & language - 10%) read with Form 5G (Proficiency in Kannada).	Applicant Query: Considering that all deliverables under the engagement are to be undertaken in English, the Bidder requests removal of the 10% weightage on "experience in region & language" and removal of the requirement for indicating Kannada language proficiency for each Key Personnel. Bidder has previously flagged this issue to IDD; the minutes of the meeting of IDD dated 12 March 2025 are annexed for reference.	No Change, As per RFP Conditions.
11.				
	Page 23, Clause 3.2 - Pre-Qualification Criteria (S. No. 3)	Clause 3.2 (S. No. 3) - Experience with Transaction Advisory Services.	Existing Clause: The Lead Bidder should have undertaken the assignment of preparing at least two feasibility studies or DPR in Transport Infrastructure projects costing not less than Rs. 200.00 Crores project cost in India in the last 10 years. Applicant Query: Authority is requested to include "Transaction Advisory Services" alongside "Feasibility Studies and DPR preparation", since the scope of work under the present RFP encompasses transaction-advisory activities such as PPP structuring, financial modelling, asset monetisation, bid process management, and support in selection of private developers. Revised Clause: "...undertaken the assignment of Preparing at least two feasibility studies or DPR or Transaction Advisory Services in Transport Infrastructure projects costing not less than Rs. 200.00 Crores project cost in India in the last 10 years..."	Refer Addendum
12.				

S. No.	Reference	Clause	Query / Requested Amendment	Response of Authority
13.	Page 25, Clause 3.3.1 - Qualification Marks (S. No. 3)	Clause 3.3.1, S. No. 3 - Experience in region & language - 10%.	Applicant Query: Authority is requested to remove this sub-criterion from the evaluation matrix.	No Change, As per RfP Conditions.
14.	Page 26, Clause 3.3.1 - Key Staff Table (S. No. 3 - Infrastructure Expert)	Clause 3.3.1 - Infrastructure Expert: Qualification - "Post Graduation in Civil Engineering or related field".	Applicant Query: Authority is requested to reconsider the qualification criterion as: "Graduation/Post Graduation in Civil Engineering or related field".	Refer Addendum
15.	Earnest Money Deposit (EMD)	Clause 2.10 (Earnest Money Deposit) - EMD of Rs. 5,00,000/-.	Applicant Query: Authority is requested to exempt MSME-Registered Bidders from the requirement of furnishing EMD, so as to ensure wider participation.	No Change, As per RfP Conditions.
16.	Schedule of Bidding Process - Submission Date	Submission Date: 04.06.2026, Time: 17.00 Hrs.	Applicant Query: Authority is requested to extend the bid submission deadline by two weeks from the date of publication of the Pre-Bid Replies, so that Bidders have adequate time to incorporate the clarifications and prepare a comprehensive proposal.	Refer Addendum
17.	Page 26, Clause 3.3.1 - Technical Evaluation	Clause 3.3.1, S. No. 2 - Traffic cum Transport	Applicant Query: Authority is requested to consider minimum 10 years of experience for the Traffic cum	Refer Addendum

S. No.	Reference	Clause	Query / Requested Amendment	Response of Authority
	Criteria / Qualification Marks (S. No. 2)	Planner: minimum 12 years of experience.	Transport Planner, instead of 12 years.	
18.	Page 26, Clause 3.3.1 – Technical Evaluation Criteria / Qualification Marks (S. No. 3)	Clause 3.3.1, S. No. 3 – Infrastructure Expert: minimum 12 years of experience.	Applicant Query: Authority is requested to consider minimum 10 years of experience for the Infrastructure Expert, instead of 12 years.	Refer Addendum
19.	Page 27, Clause 3.3.1 – Technical Evaluation Criteria / Qualification Marks (S. No. 5)	Clause 3.3.1, S. No. 5 – Financial Expert: minimum 12 years of experience.	Applicant Query: Authority is requested to consider minimum 10 years of experience for the Financial Expert, instead of 12 years.	Refer Addendum
20.	Page 27, Clause 3.3.1 – Technical Evaluation Criteria / Qualification Marks (S. No. 6)	Clause 3.3.1, S. No. 6 – PPP Expert / Bid Manager: minimum 12 years of experience.	Applicant Query: Authority is requested to consider minimum 10 years of experience for the PPP Expert / Bid Manager, instead of 12 years.	Refer Addendum
21.	Section 6 – Draft Agreement	Proposed new clause –	Applicant Query: Authority is requested to include a new clause on Sanctions in the Draft Agreement, broadly to the effect that neither party (nor any of its subsidiaries,	No Change, As per RfP Conditions.

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	(Addition of new clause)	"Sanctions".	directors or corporate officers) is, as on the date of the Agreement, the subject of any economic or trade sanctions or restrictive measures issued by the United Nations, United States or European Union; that neither party is 50% or more owned/ controlled by a Sanctioned person; and that the Consultant may, on reasonable determination that it can no longer provide services in accordance with applicable law, terminate the Agreement upon written notice.	
22.	Section 6 – Draft Agreement (Addition of new clause)	Proposed new clause – "Anti-Bribery and Corruption".	Applicant Query: Authority is requested to include an Anti-Bribery and Corruption clause in the Draft Agreement, broadly to the effect that each party represents and warrants that it has not and shall not engage in acts of bribery or corruption in relation to the agreement, shall adhere to applicable anti-bribery and corruption laws, and shall promptly notify the other party of any non-compliance.	No Change, As per RFP Conditions.

All other terms and conditions of the RFP shall, save and except to the extent expressly modified by the responses herein or by any subsequent formal Addendum, remain unchanged and shall continue to apply.

Controller of Stores and Purchase (COSP)
Bengaluru Metropolitan Transport Corporation